

**Development Services Department**

77 Fair Dr  
Costa Mesa, CA 92626

**Building Division**

T: (714) 754-5273  
Mon-Fri 8:00 a.m to 5:00 p.m.

**RESIDENTIAL KITCHEN REMODEL**

Kitchen remodels require compliance with the following (**Must Be On Plans**)

- ✓ **2016 California Residential Code (CRC)**
- ✓ **2016 California Electrical Code (CEC)**
- ✓ **2016 California Plumbing Code (CPC)**
- ✓ **2016 California Energy Code (CEnc)**
- ✓ **2016 California Green Code (CalGreen)**
- ✓ **2016 California Mechanical Code (CMC)**

**REQUIREMENTS FOR PERMIT SUBMITTAL**

Before plan review approval and issuance of a building permit, applicant shall submit four (4) sets of plans (minimum size 11"x 17"), which are drawn to scale (minimum 1/4"=1 ft.), readable, legible, and include the following information:

- ☐ **Title Sheet** including the following:
  - ✓ Project address; and Owner contact information;
  - ✓ Contact information and signature of person preparing the plans,
  - ✓ Sheet index,
  - ✓ Scope of work statement;
  - ✓ Building data like Occupancy, type of construction, stories, square footage, and sprinkler.
  - ✓ Vicinity map
- ☐ **Site Plan/ Plot plan**; specify the lot dimensions and distances from the building to property lines and projections. (For addition only)
- ☐ **Existing Floor Plan** for a floor/story where the remodeled kitchen is located. Specify the existing use of all rooms and areas.
- ☐ **Proposed Kitchen Floor Plan** showing type and location of proposed interior cabinetry, countertops, plumbing fixtures, etc. Include construction legend identifying and describing new work and clearly showing the difference between the existing and proposed conditions.
- ☐ **Electrical Plan, Lighting / Reflected Ceiling Plan** (may be combined with floor plan)
- ☐ **Construction details** for any new/reframed interior walls, interior/ exterior openings, etc.

**MINIMUM REQUIREMENTS FOR KITCHEN ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS****ELECTRICAL**

- ☐ All receptacle outlets serving countertops in kitchens of dwelling units to be GFCI protected. [CEC 210.8(A) (6)]
- ☐ All 125volt, 15-ampere and 20-ampere receptacles shall be listed tamper resistant receptacle. [CEC 406.12]
- ☐ Both new and modified branch wiring circuits shall have Arc-fault circuit protection for 120-volt, single phase, 15 and 20- ampere branch circuits. [CEC 210.12(A)]
- ☐ Wall counter space; a receptacle outlet shall be installed at each wall counter space 12 inches or wider. Receptacles outlet shall be installed so that no point along the wall is more than 24 inches, measured horizontally from a receptacle outlet in the space. [CEC 210.52 (C) (1)]
- ☐ Island counter space: At least one receptacle outlet shall be installed at each island counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. [CEC 210.52(C) (2)]
- ☐ Peninsular counter space: At least one receptacle outlet shall be installed at each peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular counter top is measured from the connecting edge. [CEC 210.52(C) (3)]
- ☐ Separate spaces: Counter spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter spaces in applying the requirements of CEC 210.52 (C) (1) (2) (3). [CEC 210.52(C) (4)]
- ☐ Counter top receptacle outlet location: receptacle outlets shall be located not more than 20 inches above the countertop. Receptacle outlets shall not be installed in a face up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place, appliance garages, sinks, or range tops as covered in 210.52(C)(1), Exception, or appliances occupying dedicated space shall not be considered as these required outlets. [CEC 210.52 (B) (5)]
- ☐ Two small appliance outlet circuits, 20 amps each, are required for kitchens. Circuits shall be balanced and have no other outlets. [CEC 210.52 (B)(1), (2)]
- ☐ Individual dedicated circuits are required for all major appliances. [CEC 210.11(C) (1) & 422.10 (A)]
- ☐ *Garbage disposal cord and plug connected with a flexible cord 18" to 36" long. [CEC 422.16 (B)(1)]*
- ☐ *Dishwasher cord 36" to 48" long. [CEC 422.16(B)(2)]*
- ☐ A 15 or 20 amp circuit for the dishwasher and a 15 or 20 amp circuit for the disposal. [CEC 210.23(A)]
- ☐ Provide dedicated circuit for kitchen hood. [CEC 210.52 (B) (2)]
- ☐ If using a split outlet (two circuits on the same yoke) for dishwasher/disposal, provide a listed handle tie at the two circuit breakers at the panel. [CEC 210.7]
- ☐ Range hoods shall be permitted to be cord-and-plug connect when the cord is terminated with grounding type, not less than 18 inches and not over 36", the receptacle is accessible and supplied by an individual branch circuit. [CEC 422.16 (B) (4)]
- ☐ All installed luminaires shall be high efficacy; either listed by source type **or** by being JA8-2016 certified and labeled.
- ☐ Screw based luminaires shall meet all of the following:
  - o The luminaires shall not be recessed downlight luminaires in ceilings; and
  - o The luminaires shall contain lamps that comply with Reference Joint Appendix JA8; and
  - o The installed lamps shall be marked with JA8-2016 or JA8-2016-E
- ☐ Recessed light fixtures in insulated ceilings shall be approved, listed, zero-clearance insulation cover (IC) type, Certified Air Tight (ASTM E283) and sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below. [CEnc 150.0(k)1C]
- ☐ Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in CEnc 150.0(k)1C. A JA8-2016-E light source, rated for elevated temperature, must be

installed by final inspection in all recessed ceiling downlight luminaires.

- ☐ Exhaust fans and under cabinet lighting shall be switched separately from lighting system. [CEnC 150.0(k)2B]
- ☐ Blank electrical boxes. All unused electrical boxes mounted above 5 feet from the finished floor shall be no more than the number of bedrooms and shall be served by dimmer or vacancy sensor control, or fan speed control. [CEnC 150.0(k)1B]
- ☐ For occupancies with a horizontal rated separation (floor/ceiling assembly), the recessed fixtures must be protected to the rating of the separation (1 hour) or be listed to the required protection. This generally applied to residential condominium construction where units are above or below other units.

#### MECHANICAL

- ☐ In kitchen specify the local exhaust system vented to outdoors shall have a minimum exhaust rate of 100 cfm. [CEnC 150(o), Exc. 5 to 152(a) & ASHRAE Std. 62.2]
- ☐ A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct is not approved. Provide back draft damper [CMC 504.2]
- ☐ Add this note to the plans: *Upper cabinets shall be a minimum of 30" above cooking top or a hood is to be installed per manufacturer's requirements with clearances as required by the range/cook top manufacturer's installation instructions.* Provide minimum clearances to combustible materials per [CMC 916.1.2]

#### PLUMBING

- ☐ Faucets at kitchens shall not have a flow rate of greater than 1.8 gpm at 60 psi. [CPC 420.2 exc #3]
- ☐ New Gas appliances at kitchen should be specified. Provide a single line diagram of gas piping, showing pipe sizes, lengths, and BTU demand ratings for all gas appliances.
- ☐ Gas test duration shall be not less than one-half (½) hour for each five-hundred (500) cubic feet of pipe volume of fraction thereof. When testing a system having a volume less than ten (10) cubic feet or a system in a single-family dwelling, the test duration shall be not less than ten (10) minutes. The duration of the test shall not be required to exceed twenty four (24) hours. [NFPA 54:8.1.4.3, CPC 1213.3.3]
- ☐ Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. [CPC 1210.1.6]
- ☐ An accessible, approved manual shutoff valve with a non-displaceable valve member, or a listed gas convenience outlet installed within six (6) feet of the appliance it serves.

Where a connector is used, the valve shall be installed upstream of the connector. A union or flanged connection shall be provided downstream from this valve to permit removal of controls. [CPC 1210.11]

- ☐ No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher airgap fitting on the discharge side of the dishwashing machine. Listed airgaps shall be installed with the flood-level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher. [CPC 807.3]

#### SMOKE & CARBON MONOXIDE ALARMS

- ☐ Show location(s) of interconnected hard-wired "**SMOKE ALARM**" with battery backup in the following: [R314]
  - a. In each sleeping room.
  - b. Outside of each separate sleeping area in the immediate vicinity of the bedrooms
  - c. On each additional story of the dwelling, including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
  - d. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup."
  - e. Battery smoke alarm permitted in existing buildings where no construction is taking place.
- ☐ Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. [CRC R314.5]
- ☐ For buildings with fuel-burning appliances and/or attached garages, provide an approved **CARBON MONOXIDE ALARM** at: [R315.1]
  - a. Outside of each separate sleeping area in the immediate vicinity of the bedrooms
  - b. On every level of a dwelling unit including basements
  - c. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup."
  - d. Battery carbon monoxide alarm is permitted in existing dwelling units where no construction is taking place.
- ☐ Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms. [CRC R315.4]

#### WINDOWS/DOORS

- ☐ Exterior windows/doors added and/or replaced as part of the remodeling project shall be clearly identified on the plans and shall have a fenestration U-Factor and Solar Heat Gain Coefficient SHGC of 0.25 or less. [CEnC Table 150.1-A]
- ☐ All fenestration NFRC labels shall remain available for inspection.

#### Outdoor Lighting

- ☐ All lighting attached to the residence or to other buildings on the same lot must be high efficacy, and must be controlled by a manual ON and OFF switch and one of the following automatic control types:
  1. Photocontrol and motion sensor.
  2. Photocontrol and automatic time switch control.
  3. Astronomical time clock control that automatically turns the outdoor lighting off during daylight hours.
  4. Energy Management Control System (EMCS) that provides the functionality of an astronomical time clock, does not have an override or bypass switch that allows the luminaire to be always ON, and is programmed to automatically turn the outdoor lighting off during daylight hours.

Manual ON and OFF switches must not override the automatic control functions listed above, and any control that overrides the automatic controls to ON must automatically reactivate those controls within six hours.